

City Council
Atlanta, Georgia

02-0-1267

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-52
DATE FILED: 6-10-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at the **2451 Bankhead Highway, N.W.** be changed from the **R-5 (Two-Family Residential)** District, to the **C-2 (Commercial Service)** District to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **177** of the **14th** District, **Fulton** County, Georgia being more particularly described by the attached legal description.

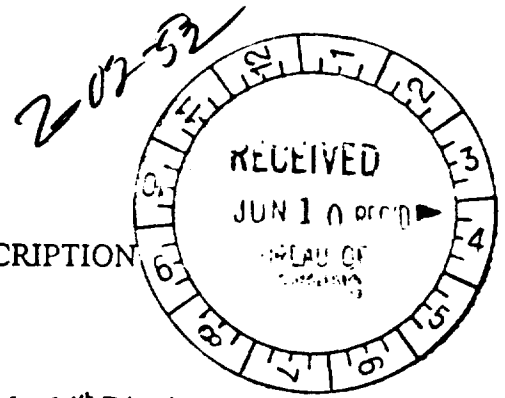
SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"

BANKHEAD HIGHWAY - LEGAL DESCRIPTION



All that tract or parcel of land lying and being in Land Lot 177 of the 14th District, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set at the intersection of the westerly land lot line of Land Lot 177 and the northwesterly right of way of Bankhead Highway, a 50-foot right of way, said point also being 137.00 feet from the intersection of the northwesterly right of way of Bankhead Highway and the easterly right of way of Hall Street, a 40-foot right of way; from said POINT OF BEGINNING, running thence North 01 degree 35 minutes 53 seconds West, 909.90 feet to a 1/2 inch rebar set on the southerly right of way of Dupree Street (a 30-foot right of way); running thence North 89 degrees 38 minutes 46 seconds East along the southerly right of way of Dupree Street (a 30-foot right of way), 173.03 feet to a point; running thence South 01 degree 48 minutes 04 seconds East, 160.00 feet to a 3/4 CT found; running thence South 00 degrees 00 minutes 22 seconds West, 138.96 feet to a 1/2 inch rebar found; running thence North 85 degrees 51 minutes 42 seconds East, 206.64 feet to a 3/8 inch rebar found on the westerly right of way of Center Hill Avenue (a 30-foot right of way); running thence along the arc of a curve along the westerly right of way of Center Hill Avenue a distance of 112.86 feet to a 1/2 inch rebar set, said arc being subtended by a chord bearing South 07 degrees 23 minutes 58 seconds East a distance of 112.08 feet, having a radius of 275.90 feet; running thence South 87 degrees 25 minutes 41 seconds West along the property line of property now or formerly City of Atlanta, 79.27 feet to a 1/2 inch rebar set; running thence along the arc of a curve along the property line of property now or formerly City of Atlanta a distance of 152.19 feet to a point, said arc being subtended by a chord bearing South 19 degrees 37 minutes 05 seconds East a distance of 152.19 feet, having a radius of 6980.57 feet; running thence South 19 degrees 41 minutes 43 seconds East along the property line of property now or formerly City of Atlanta, 15.49 feet to a 1/2 inch rebar set; running thence South 83 degrees 11 minutes 41 seconds West along the property line of property now or formerly City of Atlanta, 24.68 feet to a 1/2 inch rebar set; running thence South 19 degrees 52 minutes 36 seconds East along the property line of property now of formerly City of Atlanta and the property line of property now or formerly Jane C. and Helen C. Jackson, 176.50 feet to a 1/2 rebar found on the northwesterly right of way of Bankhead Highway; running thence South 64 degrees 22 minutes 17 seconds West along the northwesterly right of way of Bankhead Highway, 427.92 feet to a 1/2 inch rebar set, said 1/2 rebar set being the POINT OF BEGINNING and more particularly shown on survey for Wachovia Bank, N.A. Lawyers Title Insurance Corporation, and Salem Baptist Church of Atlanta, Inc. by Larry R. McMullen, Georgia Registered Professional Land Surveyor No. 2317, and DLM Land Surveying dated July 31, 2001.

less & except that portion of the above property currently zoned C-2.